

**Housing Finance Authority of Leon County  
November 12, 2020  
Meeting Minutes**

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**MEMBERS PRESENT:** Mr. Mike Rogers, Vice Chairman  
Mr. Andrew Gay, Treasurer  
Mr. Tom Lewis  
Mr. Charles White

**ADMINISTRATOR:** Mr. Mark Hendrickson  
Ms. Susan Leigh

**HFA LEGAL COUNSEL:** Mark Mustian, by teleconference

**HFA BOND COUNSEL:** Jason Breth, by teleconference

**COUNTY STAFF:** Matthew Wyman

**GUESTS PRESENT:** None

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**Call to Order by Vice-Chair Rogers**

Vice-Chair Rogers called the meeting to order at 12:01 P.M.

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**Agenda Item #1: Membership Roll Call**

Staff called the Membership Roll and attending members were Vice Chair Rogers, Treasurer Gay, Mr. Lewis, and Mr. White. Chairman George and Ms. Milon had notified staff more than 24 hours in advance of the meeting that she could not attend and were excused.

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**Agenda Item #2: Approval of the November 12, 2020, Agenda**

**Action Taken: #2** Vice-Chair Rogers called for a motion for approval of the November 12, 2020 Meeting Agenda. Mr. Gay motioned to approve, and it was 2<sup>nd</sup> by Mr. White. Motion passed unanimously.

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**Agenda Item #3: Approval of the September 10, 2020 Minutes**

**Action Taken: #3** Vice-Chair Rogers called for a motion for approval of September 10, 2020 Meeting Minutes. Mr. Gay motioned to approve, and it was 2<sup>nd</sup> by Mr. White. Motion passed unanimously.

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**Agenda Item #4: Public Comment**

There was no public comment.

**Action Taken: #4** No action taken

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**Agenda Items #5A-5C                      Financial Reports, Budget & Expenditure Approvals**

Mr. Gay presented the Financial Reports, including the October 31 balance sheet, year-to-date expenditures and income, the backup materials, and the proposed expenditure and debit card approvals.

**Action Taken:**

5A, 5B, & 5C

Mr. White motioned to accept the October 31, 2020 Financial Statement , the Income and Expense Report, and the proposed Expenditure and Debit Card Approval List, and it was 2<sup>nd</sup> by Mr. Lewis. Motion passed unanimously.

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**Agenda Items #6                              Inducement Resolutions for Magnolia Senior & Magnolia Family II**

Mr. Hendrickson explained that complete bond applications had been received for Magnolia Senior and Magnolia Family II, both part of the Orange Avenue redevelopment. He stated that both would be applying for SAIL funding. Mr. Breth explained the Inducement Resolutions for both financings, and noted that a TEFRA hearing for the deals had been scheduled for Monday, November 16. The Board discussed the Orange Avenue redevelopment status.

**Action Taken: #6**

Mr. Lewis motioned to approve the proposed Inducement Resolution for Magnolia Senior Apartments, and it was 2<sup>nd</sup> by Mr. Gay. Motion passed unanimously.

Mr. Lewis motioned to approve the proposed Inducement Resolution for Magnolia Family II Apartments, and it was 2<sup>nd</sup> by Mr. Gay. Motion passed unanimously.

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**Agenda Items #7                              County Update**

Mr. Wyman updated the Board on the Emergency Repair Program and other items.

**Action Taken: #7**

No action taken.

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**Agenda Items #8A                              Magnolia Family**

Mr. Hendrickson updated the Board on the status of the bond issue for Magnolia Family Apartments, noting that they had SAIL, were in credit underwriting, and were scheduled to close in June 2021.

**Action Taken: #8A**

No action taken.

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**Agenda Item #8B:                              Emergency Repair Program**

Mr. Hendrickson noted that Mr. Wyman had already updated the Board on the program.

**Action Taken #8B:**

No action taken.

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**Agenda Item #8C: Real Estate**

Mr. Hendrickson updated the Board on recent sales.

Action Taken #8C: No action taken

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**Agenda Item #8D: Legal Update**

Mr. Mustian stated that foreclosure cases may be costing more than can be recovered. He stated that he would make a formal recommendation at the December meeting. Mr. Mustian also reported on work with the County to amend the Resolution that currently required BOCC action twice on each bond deal.

Action Taken #8D: No action taken.

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**Agenda Item #8E: To-Do List**

Mr. Hendrickson reported that the to-do list was in the Board Packet.

Action Taken #8E: No action taken

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**Agenda Item #8F: Occupancy**

Mr. Hendrickson reported on the occupancy of various developments financed by the HFA.

Action Taken # 8F No action taken.

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**Agenda Item #8G: Legislative Update**

Mr. Hendrickson reported on the ongoing effort to seek a full appropriation of all housing funds in the regular session next March.

Action Taken # 8G No action taken.

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**Agenda Item #9F: Other Business**

Mr. Wyman reported on the Housing Advisory Committee. Discussion followed and the consensus is that the HFA should make a presentation to a joint meeting of the Tallahassee and Leon County AHAC's. Ms. Leigh distributed a draft HFA Annual Report and asked Board members to provide comments prior to the December HFA meeting—where the final report would be approved.

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**Agenda Item # 10: Adjournment**

Without objection, Vice-Chairman Rogers adjourned the meeting at 12:37 PM.

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Marnie George, Chair

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Jeffrey Sharkey, Secretary

Date:

EXPENDITURE & DEBIT CARD APPROVALS: NOVEMBER 12, 2020

CHECK NUMBER	PAYMENT TO	PAYMENT FOR	Dates	AMOUNT
	The Hendrickson Company	Administrator	9-15-20 to 9-30-20	\$ 1,895.83
			10-1-20 to 10-14-20	\$ 2,000.00
<b>1117</b>	<b>The Hendrickson Company</b>	<b>Administrator</b>	<b>10/6/2020</b>	<b>\$ 3,895.83</b>
	The Hendrickson Company	Administrator	10-15-20 to 11-14-20	\$ 4,000.00
<b>1119</b>	<b>The Hendrickson Company</b>	<b>Administrator</b>	<b>11/12/2020</b>	<b>\$ 4,000.00</b>
	Nabors Giblin & Nickerson	Legal	9-1-20 to 9-30-20	\$ 125.00
<b>EFT</b>	<b>Nabors Giblin &amp; Nickerson</b>	<b>Legal</b>	<b>10/6/2020</b>	<b>\$ 125.00</b>
	Nabors Giblin & Nickerson	Legal	10-1-20 to 10-31-20	\$ 274.10
<b>EFT</b>	<b>Nabors Giblin &amp; Nickerson</b>	<b>Legal</b>	<b>11/12/2020</b>	<b>\$ 274.10</b>
	Leon County	Emergency Repair	10/6/2020	\$ 50,000.00
<b>1114</b>	<b>Leon County</b>	<b>Emergency Repair</b>	<b>10/6/2020</b>	<b>\$ 50,000.00</b>
	Sadowski Education Effort	SEE Annual Contribution	10/6/2020	\$ 2,500.00
<b>1115</b>	<b>Sadowski Education Effort</b>		<b>10/6/2020</b>	<b>\$ 2,500.00</b>
	Florida ALHFA	Annual Dues	10/6/2020	\$ 1,000.00
<b>1116</b>	<b>Florida ALHFA</b>	<b>Annual Dues</b>	<b>10/6/2020</b>	<b>\$ 1,000.00</b>
	Florida DEO	Special District Fee	11/12/2020	\$175.00
<b>1118</b>	<b>Florida DEO</b>	<b>Special District Fee</b>	<b>11/12/2020</b>	<b>\$ 175.00</b>
<b>DEBIT CARD</b>	<b>PAYMENT TO</b>	<b>PAYMENT FOR</b>	<b>Dates</b>	<b>AMOUNT</b>
	Jersey Mike's Subs	Operating Supplies: Lunch		
	Office Depot	Copying	11/10/2020	\$ 22.75